

# **\$190,000 - 101 304 Lewis Estates Boulevard, Edmonton**

MLS® #E4432638

**\$190,000**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

This beautiful ground-floor condominium is sure to impress. Enter through the common area, and immediately appreciate the recent upgrades that make this building a true point of pride for its owners. Inside, soaring ceilings and abundant natural light create a spacious, welcoming atmosphere—perfect for accommodating even the largest furniture collections. The generously sized primary bedroom easily fits a king-size suite, while the in-suite laundry and ample storage ensure convenience and organization. The kitchen features extensive counter space and seamlessly connects to a dining area, making it ideal for entertaining guests. Step outside to enjoy year-round views and direct access to a lush golf course from your private, oversized patio—perfect for relaxing or hosting. Whether you're seeking the ease of single-level living without compromising on comfort (or pet-friendliness), or you're a first-time buyer looking for a move-in ready home, this is a fantastic opportunity. Some photos virtually staged.

Built in 2004

## **Essential Information**

MLS® # E4432638

Price \$190,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 722                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 101 304 Lewis Estates Boulevard |
| Area        | Edmonton                        |
| Subdivision | Breckenridge Greens             |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5T 6Y7                         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Sprinkler System-Fire |
| Parking   | Stall   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, See Remarks                                |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | See Remarks  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | See Remarks, Stucco                       |
| Exterior Features | Golf Nearby, Shopping Nearby, See Remarks |
| Roof              | See Remarks                               |
| Construction      | See Remarks, Stucco                       |
| Foundation        | See Remarks                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 55               |
| Zoning         | Zone 58          |
| Condo Fee      | \$356            |

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Listing information last updated on June 18th, 2025 at 3:47pm MDT